

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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## MINUTES

6:00 PM, Monday, February 22, 2018  
Oconee County Council Chambers

### Members Present

Mr. Kisker District 1  
Mr. Vassey District 3  
Mr. Pearson District 4  
Mrs. Lyles District 5  
Mr. Johnson At-Large

### Staff Present

David Root, County Attorney  
Adam Chapman, Zoning Administrator  
Media Present: None

### 1. Call to Order

Mr. Pearson called the meeting to order at 6:00 PM.

### 2. Invocation by County Council Chaplain

Mr. Root gave the invocation.

### 3. Pledge of Allegiance

### 4. Approval of Minutes

a. February 5, 2018

Mr. Vassey – Motion

Mr. Pearson – Second

The motion carried 5-0

### 5. Public Comment for Agenda and Non-Agenda Items

None

### 6. Staff Updates

Mr. Chapman stated that since the first of the year approximately 160 zoning and flood reviews which include single-family and mobile homes also 15 various code enforcement complaints.

### 7. Discussion on Traffic and Traffic Citation report

Mr. Chapman stated that the tables indicate that traffic counts have increased. Mr. Chapman stated that the citations issued are heavier on Saturday followed by Friday and Sunday is the least amount of tickets issued. The most tickets issued if for DUI with also half found not guilty.

Mr. Chapman asked if the Commission would like for a representative from Troop 3 to come and answer any questions. Mr. Pearson stated he would like reasoning in the difference in the numbers regarding "tickets issued" and "arrested" in relation to DUI.

#### **8. Discussion on draft request-for-funds letter to County Council**

Mr. Chapman drafted a letter asking for \$25,000.00 to a traffic and planning consultant to provide a forecast on necessary infrastructure and policy changes along the 76/123 corridor between Seneca and Clemson as well as between Seneca and Westminster. Mr. Kisker asked since the Commission was tasked by the Council to draft the letter it should be stated it was requested by them. Mrs. Lyles made a motion to make the corrections and send it to Council and Mr. Vassey seconded the vote was unanimous.

#### **9. Discussion on 2020 comprehensive Plan**

Mr. Chapman showed a flow chart created by the Appalachian Council of Governments that broadly states how the flow should be done. Mr. Chapman stated the next step would be to find someone to do the Comprehensive Plan Study. Mr. Pearson asked what the cost Alta Planning had quoted to do the job and Mr. Chapman stated that the quote they gave was \$89,000.00 to manage the Comprehensive Plan process. They also stated that fee can be reduced if the staff does some of the work. Mr. Root stated that this should be put out for bid since the fee exceeds \$25,000.00 dollars. Mr. Johnson stated that a professional facilitator needs to direct staff on how to proceed with the Plan. Mr. Chapman stated that they are going to be meetings engaging the public in the process possibly 30 to 40 meetings and asked if some Commission members could help facilitate that process if an outside consultant was not hired. Mr. Johnson stated that we need to get two more bids and then take it to Council. Mr. Root suggested that staff get with the Procurement Director and with the Administrator to get the input from them. Mr. Pearson suggested getting more information and bring it back to the next meeting. Mr. Kisker asked if the Greenwood City/County and Kershaw County's Comprehensive Plan is in the same format as Oconee's. Mr. Chapman stated that they are and not as lengthy as ours. Mr. Kisker suggested that we try to get our Plan in a manageable format. Staff indicated they would meet with Procurement and come back with more information.

#### **10. Discussion on joint County Council / Planning Commission Workshop**

Mr. Pearson stated that after talking with Mrs. Cammick about the workshop she came up with Tuesday, March 27, 2018, or Thursday, March 29, 2018. The Commission discussed which date would be good for everyone. Mrs. Lyles asked the purpose of the meeting. Mr. Pearson stated that to have communication between both the Council and Commission. Mr. Pearson asked for a motion for the Workshop to be on Thursday, March 29, 2018, at 6 pm. Mr. Johnson made a motion. Mr. Kisker made an amendment to the motion that the agenda be approved by the Commission prior to the meeting. Mr. Johnson seconded the amended motion. Mr. Chapman asked if there is anything in particular that the Commission would like on the agenda. Mr. Pearson stated that the Corridor needs to be discussed and the Comprehensive Plan. Mr. Root stated that the amended motion needs to state that the original motion has a joint workshop on March 29, 2018, at 6 pm to discuss Comprehensive Plan funding and Corridor Plan funding contingent on an agreed upon agenda prior to the meeting date. Mr. Root stated to send the approved agenda to Council to see if they would consider funding the proposed projects. The vote was unanimous.

**11. Discussion on clarification of certain code sections bearing on land use and development, as contained in Chapters 26, 32, and 38 of the Oconee County Code of Ordinances.**

Mr. Chapman stated that the code of ordinance needs to be updated. The staff has been finding issues when trying to enforce the Ordinance. Mr. Pearson stated that the staff is having issues with all 18 items and this list needs to be taken to the Planning and Economic Development board for review and input. Mrs. Lyles made a motion to send the 18 items forward for the Planning and Economic Developments Committee's input, a second by Mr. Vassey the motion passed unanimously.

**12. Discussion on Traditional Neighborhood Development**

Mr. Chapman stated that last year the Planning and Economic Development board stated they would like a Traditional Neighborhood Development District (TND) added to the zoning matrix. Mr. Vassey asked how in detail the section would be. Mrs. Lyles asked what is it that the Committee is specifically looking for in the TND. Staff stated that Mr. Chapman would bring these questions back to the Committee at their next meeting.

**13. Old Business**

None

**14. New Business**

None

**15. Adjourn**

Mr. Kisker made a motion and a second by Mr. Johnson the vote was unanimous.

7:22 pm

DRAFT